

**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Property Address:	<b>3509 Macomb Street, NW</b>	Agenda
Landmark/District:	<b>Cleveland Park Historic District</b>	<b>X</b> Consent Calendar
Meeting Date:	<b>April 26, 2012</b>	<b>X</b> Concept Review
H.P.A. Number:	<b>12-308</b>	<b>X</b> Alteration
Staff Reviewer:	<b>Anne Brockett</b>	New Construction

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On behalf of owners Kurt and Anne Large, Cunningham Quill Architects seek the Board's concept review of a rear addition at this house in the Cleveland Park Historic District. The house is one of a series of foursquares in the 3500 block of Macomb built by developer Charles Taylor between 1914 and 1919. The subject house was designed by architect Davis Palmer in 1916.

**Project Description**

The project would replace the rear ell and deck with a slightly larger addition and smaller deck. The addition features a hipped roof and dormers that match the main roof and its attic level replaces a somewhat awkward third story addition above the ell. The mass is set in about 3½ feet on the west side and 6 inches on the east, where the current ell is not set back at all. The plans call for continuing the stone foundation, stucco treatment, and 6/1 wood windows. On the east side, incompatible single light windows will be replaced with a new 6/1 wood window. On the west side, a window at the rear will be relocated and on the addition, a panel system installed between the upper and lower windows.

The rear features ganged 6/1 windows, a square bay on the first floor only, and French doors that access the new deck.

**Evaluation**

The addition is significantly blocked from view by the neighboring houses. It has been designed to closely resemble the form and style of the historic home, but is deferential to the main house through its side setbacks and lower roof height. The architects have used windows, siding materials, and ornamental details that complement the original construction. In its form, scale, massing, and materials, the addition is compatible with the subject house and the character of the Cleveland Park Historic District.

**Recommendation**

The HPO recommends that the Board find the addition to be compatible with the character of the historic district and consistent with the preservation act and delegate final approval to staff.